

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21018203	14203 GLENWOOD	08/11/22	\$13,000	QC	03-ARM'S LENGTH	\$13,000	\$19,284	\$998	\$12,002	\$85,850	0.140	1,042	\$11.52	4R402	SINGLE FAMILY
21016141	14011 HAZELRIDGE	02/14/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$45,033	\$1,598	\$28,402	\$203,920	0.139	2,034	\$13.96	4R402	TWO FAMILY FLAT
21017446	14684 MAPLERIDGE	08/09/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$29,076	\$1,983	\$18,017	\$127,197	0.142	1,254	\$14.37	4R402	SINGLE FAMILY
21018203	14203 GLENWOOD	06/20/23	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$19,284	\$998	\$15,502	\$85,850	0.181	1,042	\$14.88	4R402	SINGLE FAMILY
21016964	14140 SEYMOUR	04/05/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$31,649	\$887	\$31,113	\$144,423	0.215	1,964	\$15.84	4R402	TWO FAMILY FLAT
21014883	14688 MAYFIELD	11/21/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$26,970	\$1,615	\$23,385	\$119,038	0.196	1,440	\$16.24	4R402	SINGLE FAMILY
21015543	13996 YOUNG	02/23/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$30,573	\$1,501	\$30,999	\$136,488	0.227	1,903	\$16.29	4R402	TWO FAMILY FLAT
21014522	14257 HOUSTON-WHITTIER	09/21/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$19,988	\$1,590	\$18,410	\$86,376	0.213	951	\$19.36	4R402	SINGLE FAMILY
21017190	14844 SPRING GARDEN	10/18/22	\$25,000	OTH	03-ARM'S LENGTH	\$25,000	\$32,586	\$1,803	\$23,197	\$144,521	0.161	1,170	\$19.83	4R402	SINGLE FAMILY
21016673	14128 TROESTER	06/27/23	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$27,650	\$1,607	\$29,393	\$122,268	0.240	1,440	\$20.41	4R402	SINGLE FAMILY
21015078	14673 MAYFIELD	10/14/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$33,949	\$1,544	\$36,456	\$152,136	0.240	1,617	\$22.55	4R402	SINGLE FAMILY
21016318	14694 CEDARGROVE	11/08/22	\$25,300	PTA	03-ARM'S LENGTH	\$25,300	\$21,478	\$1,598	\$23,702	\$93,333	0.254	1,014	\$23.37	4R402	SINGLE FAMILY
21015126	15090 ROCHELLE	11/08/23	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$30,172	\$1,029	\$24,971	\$136,822	0.183	1,062	\$23.51	4R402	SINGLE FAMILY
21014836	15009 ALMA	06/10/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$23,708	\$1,598	\$26,402	\$103,803	0.254	1,110	\$23.79	4R402	SINGLE FAMILY
21016019	15016 HAZELRIDGE	12/06/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$31,467	\$1,688	\$28,312	\$139,808	0.203	1,179	\$24.01	4R402	SINGLE FAMILY
21015107	15047 MAYFIELD	06/23/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$34,288	\$1,670	\$33,330	\$153,136	0.218	1,311	\$25.42	4R402	SINGLE FAMILY
21015105	15031 MAYFIELD	06/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$31,083	\$1,670	\$33,330	\$138,089	0.241	1,274	\$26.16	4R402	SINGLE FAMILY
21019163	14101 SARATOGA	07/28/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$43,237	\$1,501	\$51,499	\$195,944	0.263	1,940	\$26.55	4R402	TWO FAMILY FLAT
21018789	14200 FAIRCREST	08/17/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$30,542	\$937	\$46,063	\$138,991	0.331	1,680	\$27.42	4R402	INCOME BUNGALOW
21014860	15000 MAYFIELD	08/30/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$27,582	\$993	\$34,007	\$124,831	0.272	1,146	\$29.67	4R402	SINGLE FAMILY
21015967	15045 YOUNG	07/20/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$31,272	\$1,643	\$33,357	\$139,103	0.240	1,056	\$31.59	4R402	SINGLE FAMILY
21016585	15082 TROESTER	06/06/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$24,377	\$1,705	\$36,295	\$106,441	0.341	1,142	\$31.78	4R402	SINGLE FAMILY
21018221	14437 GLENWOOD	12/19/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$21,145	\$1,661	\$36,339	\$91,474	0.397	1,110	\$32.74	4R402	SINGLE FAMILY
21016013	15060 HAZELRIDGE	12/07/22	\$42,000	PTA	03-ARM'S LENGTH	\$42,000	\$25,324	\$1,705	\$40,295	\$110,887	0.363	1,188	\$33.92	4R402	SINGLE FAMILY
21017098	15077 SEYMOUR	07/20/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$32,687	\$1,750	\$44,250	\$145,244	0.305	1,218	\$36.33	4R402	SINGLE FAMILY
21014833	14911 ALMA	08/25/23	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$29,891	\$1,616	\$44,884	\$132,746	0.338	1,092	\$41.10	4R402	SINGLE FAMILY
4R402		Totals:	\$750,300			\$750,300	\$691,717		\$803,912	\$3,358,718			\$22.72		
		Avg SP:	\$28,858							E.C.F. =>	0.239				

21019669-70	15880 FORDHAM	08/07/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$89,751	\$4,963	\$82,037	\$168,230	0.488	1,371	\$59.84	4R403 SINGLE FAMILY
21016247	15271 HAZELRIDGE	05/20/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$82,896	\$3,131	\$82,869	\$158,264	0.524	1,376	\$60.22	4R403 SINGLE FAMILY
21057397	12651 KELLY	08/31/23	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$44,515	\$3,355	\$50,645	\$81,667	0.620	840	\$60.29	4R403 1/2 DUPLEX
21017360	15431 SPRING GARDEN	05/31/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$62,567	\$3,648	\$71,352	\$116,903	0.610	1,141	\$62.53	4R403 SINGLE FAMILY
21015996	15410 HAZELRIDGE	03/07/24	\$76,530	WD	03-ARM'S LENGTH	\$76,530	\$65,469	\$3,215	\$73,315	\$123,520	0.594	1,151	\$63.70	4R403 SINGLE FAMILY
21019300	16021 SARATOGA	07/24/23	\$84,000	PTA	03-ARM'S LENGTH	\$84,000	\$64,472	\$2,827	\$81,173	\$122,312	0.664	1,269	\$63.97	4R403 SINGLE FAMILY
21017662	15445 MAPLERIDGE	12/19/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$85,024	\$3,672	\$82,328	\$161,413	0.510	1,276	\$64.52	4R403 SINGLE FAMILY
21018986	15410 SARATOGA	03/15/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$49,260	\$2,727	\$50,273	\$92,327	0.545	779	\$64.54	4R403 SINGLE FAMILY
21020637-8	15544 E SEVEN MILE	12/08/22	\$71,000	PTA	03-ARM'S LENGTH	\$71,000	\$46,079	\$2,918	\$68,082	\$85,637	0.795	1,047	\$65.03	4R403 SINGLE FAMILY
21017114	15411 SEYMOUR	01/25/24	\$92,820	WD	03-ARM'S LENGTH	\$92,820	\$86,990	\$3,599	\$89,221	\$165,458	0.539	1,354	\$65.89	4R403 SINGLE FAMILY
21019598	15293 EASTWOOD	08/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$60,551	\$2,763	\$72,237	\$114,659	0.630	1,080	\$66.89	4R403 SINGLE FAMILY
21019250	15251 SARATOGA	08/15/22	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$39,821	\$2,763	\$66,237	\$73,528	0.901	979	\$67.66	4R403 SINGLE FAMILY
21015977	15247 YOUNG	09/28/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$62,941	\$3,109	\$76,891	\$118,714	0.648	1,129	\$68.11	4R403 SINGLE FAMILY
21015977	15247 YOUNG	05/17/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$62,941	\$3,109	\$78,891	\$118,714	0.665	1,129	\$69.88	4R403 SINGLE FAMILY
21019700	15430 FORDHAM	03/21/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$62,293	\$3,427	\$74,573	\$116,798	0.638	1,062	\$70.22	4R403 SINGLE FAMILY
21016819	15239 TROESTER	12/15/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$64,430	\$2,875	\$82,125	\$122,133	0.672	1,160	\$70.80	4R403 SINGLE FAMILY
21057240-1	18847 KELLY	09/23/22	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$84,810	\$3,576	\$109,424	\$161,179	0.679	1,532	\$71.43	4R403 MULTI DWELLING
21018653	15853 LINNHURST	04/22/22	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$82,072	\$3,386	\$106,114	\$156,123	0.680	1,448	\$73.28	4R403 SINGLE FAMILY
21016549	15461 CEDARGROVE	04/04/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$64,390	\$3,244	\$83,756	\$121,321	0.690	1,139	\$73.53	4R403 SINGLE FAMILY
21019667	15894 FORDHAM	04/20/22	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$53,872	\$2,976	\$77,024	\$100,984	0.763	1,028	\$74.93	4R403 SINGLE FAMILY
21076687	18814 MORANG	02/27/24	\$66,500	PTA	03-ARM'S LENGTH	\$66,500	\$45,143	\$1,867	\$64,633	\$85,865	0.753	840	\$76.94	4R403 1/2 DUPLEX
21076688-9	18820 MORANG	02/27/24	\$66,500	PTA	03-ARM'S LENGTH	\$66,500	\$44,648	\$1,867	\$64,633	\$84,883	0.761	840	\$76.94	4R403 1/2 DUPLEX
21016823	15269 TROESTER	09/21/22	\$92,150	WD	03-ARM'S LENGTH	\$92,150	\$63,099	\$2,982	\$89,168	\$119,280	0.748	1,132	\$78.77	4R403 SINGLE FAMILY
21018986	15410 SARATOGA	04/20/23	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$49,260	\$2,727	\$66,273	\$92,327	0.718	779	\$85.07	4R403 SINGLE FAMILY
21019311	16010 EASTWOOD	07/07/23	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$58,083	\$2,965	\$90,035	\$109,361	0.823	1,050	\$85.75	4R403 SINGLE FAMILY
21017375	15635 SPRING GARDEN	08/14/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$81,237	\$3,853	\$116,147	\$153,540	0.756	1,282	\$90.60	4R403 SINGLE FAMILY
21019689	15620 FORDHAM	03/31/23	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$41,811	\$2,821	\$79,679	\$77,361	1.030	819	\$97.29	4R403 SINGLE FAMILY
21017660	15431 MAPLERIDGE	02/20/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,958	\$3,629	\$111,371	\$135,037	0.825	1,120	\$99.44	4R403 SINGLE FAMILY
21019294	15897 SARATOGA	02/21/23	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$60,238	\$2,827	\$90,173	\$113,911	0.792	903	\$99.86	4R403 SINGLE FAMILY
21019963	15803 FORDHAM	01/13/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$9,119	\$2,631	\$77,369	\$95,830	0.807	754	\$102.61	4R403 SINGLE FAMILY
21057256-8	18745 KELLY	01/04/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,604	\$2,616	\$77,384	\$87,278	0.887	704	\$109.92	4R403 1/2 DUPLEX
21076757-8	18727 MORANG	02/01/24	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$46,838	\$2,302	\$96,698	\$88,365	1.094	840	\$115.12	4R403 1/2 DUPLEX

4R403	Totals:	\$4,937,850	\$4,937,850	\$4,884,908	\$5,027,273	\$9,616,409	\$54.50
	Avg SP:	\$57,417				E.C.F. =>	0.523

21080008	19205 MCCORMICK	07/07/22	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$50,614	\$1,524	\$95,976	\$96,067	0.999	900	\$106.64	4R404 SINGLE FAMILY
21080246	18564 KINGSVILLE	06/22/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$58,145	\$1,380	\$103,620	\$111,086	0.933	918	\$112.88	4R404 SINGLE FAMILY
21079524-6	19404 MOROSS	07/06/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$49,496	\$1,549	\$88,451	\$93,830	0.943	768	\$115.17	4R404 SINGLE FAMILY
4R404	Totals:		\$2,263,450			\$2,263,450	\$2,269,393		\$2,801,580	\$4,993,292			\$58.75	
	Avg SP:		\$40,419							E.C.F. =>	0.561			

21056873	12702 KELLY	07/31/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,011	\$2,914	\$72,086	\$57,879	1.245	840	\$85.82	4R406 1/2 DUPLEX
21064962	11087 LAKEPOINTE	01/06/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$72,038	\$3,161	\$95,839	\$132,456	0.724	1,107	\$86.58	4R406 SINGLE FAMILY
21058343	11327 WHITEHILL	04/29/22	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$67,786	\$3,517	\$87,483	\$123,594	0.708	1,003	\$87.22	4R406 SINGLE FAMILY
21058758	11011 ROSSITER	05/31/22	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$70,335	\$3,161	\$87,839	\$129,181	0.680	1,004	\$87.49	4R406 SINGLE FAMILY
21058178-9	11700 WHITEHILL	03/05/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$102,716	\$5,176	\$124,824	\$187,577	0.665	1,426	\$87.53	4R406 SINGLE FAMILY
21064932	11409 LAKEPOINTE	04/20/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$70,203	\$3,816	\$96,184	\$127,667	0.753	1,092	\$88.08	4R406 SINGLE FAMILY
21066723	10947 NOTTINGHAM	08/17/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$65,141	\$2,916	\$92,084	\$119,663	0.770	1,039	\$88.63	4R406 1/2 DUPLEX
21057722	11657 RIAD	05/19/22	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$47,576	\$3,652	\$72,848	\$84,469	0.862	794	\$91.75	4R406 SINGLE FAMILY
21064954	11203 LAKEPOINTE	06/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$64,207	\$3,354	\$96,646	\$117,025	0.826	1,053	\$91.78	4R406 SINGLE FAMILY
21057791	12176 DUCHESS	03/22/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$63,769	\$3,272	\$96,728	\$116,340	0.831	1,048	\$92.30	4R406 SINGLE FAMILY
21058298	11839 WHITEHILL	02/07/24	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$83,334	\$3,294	\$113,706	\$153,923	0.739	1,208	\$94.13	4R406 SINGLE FAMILY
21067824	10274 BALFOUR	12/30/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,461	\$3,562	\$116,438	\$142,113	0.819	1,236	\$94.21	4R406 SINGLE FAMILY
21067870	10734 BALFOUR	06/12/23	\$106,350	WD	03-ARM'S LENGTH	\$106,350	\$68,518	\$3,274	\$103,076	\$125,469	0.822	1,092	\$94.39	4R406 SINGLE FAMILY
21058487	11905 LANSLOWNE	03/08/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$88,095	\$4,809	\$130,191	\$160,165	0.813	1,364	\$95.45	4R406 SINGLE FAMILY
21057906	11434 LAING	07/17/23	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$61,896	\$3,474	\$104,526	\$112,350	0.930	1,084	\$96.43	4R406 SINGLE FAMILY
21063599	11056 WAYBURN	11/30/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$58,032	\$3,430	\$94,570	\$105,004	0.901	980	\$96.50	4R406 SINGLE FAMILY
21067987	10675 BALFOUR	09/29/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$85,718	\$3,689	\$126,311	\$157,748	0.801	1,308	\$96.57	4R406 SINGLE FAMILY
21057758	11820 DUCHESS	04/01/22	\$89,000	PTA	03-ARM'S LENGTH	\$89,000	\$56,725	\$3,207	\$85,793	\$102,919	0.834	878	\$97.71	4R406 SINGLE FAMILY
21057917	11522 LAING	10/11/23	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$82,301	\$3,517	\$131,383	\$151,508	0.867	1,335	\$98.41	4R406 SINGLE FAMILY
21058415	11800 LANSLOWNE	10/06/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$78,085	\$3,985	\$115,015	\$142,500	0.807	1,162	\$98.98	4R406 SINGLE FAMILY
21068269	9949 MCKINNEY	06/15/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,261	\$3,562	\$121,438	\$145,665	0.834	1,215	\$99.95	4R406 SINGLE FAMILY
21057881	11765 DUCHESS	08/04/23	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$64,239	\$3,227	\$98,773	\$117,331	0.842	987	\$100.07	4R406 SINGLE FAMILY
21058821	10740 ROXBURY	05/11/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$80,258	\$3,138	\$116,862	\$148,308	0.788	1,150	\$101.62	4R406 SINGLE FAMILY
21063607	11116 WAYBURN	03/27/23	\$122,850	WD	03-ARM'S LENGTH	\$122,850	\$76,191	\$3,161	\$119,689	\$140,442	0.852	1,168	\$102.47	4R406 SINGLE FAMILY
21067279	10846 SOMERSET	11/01/23	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$57,003	\$3,646	\$100,354	\$102,610	0.978	960	\$104.54	4R406 SINGLE FAMILY
21067293	10992 SOMERSET	04/28/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,535	\$3,646	\$101,354	\$99,787	1.016	958	\$105.80	4R406 SINGLE FAMILY
21057612	12266 RIAD	01/26/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$69,674	\$3,527	\$106,473	\$127,206	0.837	1,000	\$106.47	4R406 SINGLE FAMILY
21057738	11612 DUCHESS	09/02/22	\$121,600	WD	03-ARM'S LENGTH	\$121,600	\$53,487	\$3,510	\$118,090	\$96,110	1.229	1,103	\$107.06	4R406 SINGLE FAMILY
21064930	11427 LAKEPOINTE	05/06/23	\$117,215	WD	03-ARM'S LENGTH	\$117,215	\$70,767	\$3,816	\$113,399	\$128,752	0.881	1,040	\$109.04	4R406 SINGLE FAMILY
21058830	10804 ROXBURY	07/19/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$50,429	\$3,095	\$101,905	\$106,771	0.954	930	\$109.58	4R406 SINGLE FAMILY
21067839	10432 BALFOUR	11/20/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$52,148	\$3,519	\$118,481	\$93,517	1.267	969	\$122.27	4R406 SINGLE FAMILY

4R406	Totals:	\$14,432,933				\$14,432,933	\$13,783,377		\$13,935,706	\$25,392,675			\$60.21	
	Avg SP:	\$72,894								E.C.F. =>	0.549			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21009704	12311 ROSEMARY	06/21/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$68,167	\$2,759	\$22,241	\$198,809	0.112	1,684	\$13.21	4R407	SINGLE FAMILY
21009540	12550 ROSEMARY	10/17/23	\$28,000	PTA	03-ARM'S LENGTH	\$28,000	\$62,111	\$2,478	\$25,522	\$181,255	0.141	1,758	\$14.52	4R407	SINGLE FAMILY
21009927	13106 KILBOURNE	02/06/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$49,227	\$2,873	\$27,127	\$140,894	0.193	1,666	\$16.28	4R407	SINGLE FAMILY
21010698	13119 GLENFIELD	03/20/23	\$25,000	QCD	03-ARM'S LENGTH	\$25,000	\$46,297	\$2,388	\$22,612	\$133,462	0.169	1,382	\$16.36	4R407	SINGLE FAMILY
21012801	12834 AUGUST	06/15/22	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$32,456	\$2,227	\$19,273	\$91,881	0.210	1,116	\$17.27	4R407	SINGLE FAMILY
21009538	12564 ROSEMARY	05/11/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$79,277	\$2,478	\$37,522	\$233,432	0.161	2,124	\$17.67	4R407	SINGLE FAMILY
21009957	12714 KILBOURNE	07/12/22	\$30,000	QC	03-ARM'S LENGTH	\$30,000	\$57,739	\$2,888	\$27,112	\$166,720	0.163	1,454	\$18.65	4R407	SINGLE FAMILY
21010961	12024 WILFRED	03/10/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$64,603	\$2,781	\$37,219	\$187,909	0.198	1,828	\$20.36	4R407	INCOME BUNGALOW
21009661	11799 ROSEMARY	10/07/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$88,549	\$2,714	\$49,286	\$260,897	0.189	2,316	\$21.28	4R407	SINGLE FAMILY
21009924	13130 KILBOURNE	03/27/23	\$28,500	qc	03-ARM'S LENGTH	\$28,500	\$41,317	\$2,730	\$25,770	\$117,286	0.220	1,124	\$22.93	4R407	SINGLE FAMILY
21010737	14337 GLENFIELD	11/17/22	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$47,422	\$2,673	\$43,827	\$136,015	0.322	1,838	\$23.84	4R407	INCOME BUNGALOW
21010545	12030 GLENFIELD	01/11/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$53,846	\$3,088	\$44,912	\$154,280	0.291	1,842	\$24.38	4R407	INCOME BUNGALOW
21010167	14219 KILBOURNE	05/06/22	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$44,108	\$2,830	\$38,170	\$125,465	0.304	1,480	\$25.79	4R407	SINGLE FAMILY
21010851	14248 WILFRED	08/23/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$51,645	\$2,673	\$37,327	\$148,851	0.251	1,355	\$27.55	4R407	SINGLE FAMILY
21080767	8815 E OUTER	04/19/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$47,659	\$2,973	\$42,027	\$135,824	0.309	1,519	\$27.67	4R407	SINGLE FAMILY
21010143	13135 KILBOURNE	05/20/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$45,339	\$2,730	\$47,270	\$129,511	0.365	1,515	\$31.20	4R407	SINGLE FAMILY
21010632	12251 GLENFIELD	12/22/23	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$39,221	\$2,505	\$44,995	\$111,599	0.403	1,404	\$32.05	4R407	SINGLE FAMILY
21009722	12599 ROSEMARY	12/22/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,845	\$2,716	\$77,284	\$237,474	0.325	2,366	\$32.66	4R407	SINGLE FAMILY
21014417	14112 HOUSTON-WHITTIER	06/10/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$37,057	\$2,255	\$37,745	\$105,781	0.357	1,134	\$33.28	4R407	SINGLE FAMILY
21080783	8641 E OUTER	03/18/24	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$57,014	\$2,931	\$43,069	\$164,386	0.262	1,228	\$35.07	4R407	SINGLE FAMILY
21010157	13391 KILBOURNE	01/31/23	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$55,257	\$2,832	\$46,668	\$159,347	0.293	1,325	\$35.22	4R407	SINGLE FAMILY
21080723	9281 E OUTER	03/22/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$57,261	\$3,925	\$46,075	\$162,116	0.284	1,305	\$35.31	4R407	SINGLE FAMILY
21010069	12147 KILBOURNE	03/24/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$50,860	\$3,819	\$48,181	\$142,982	0.337	1,337	\$36.04	4R407	SINGLE FAMILY
21011315	13104 FLANDERS	12/03/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$46,729	\$2,388	\$37,612	\$134,775	0.279	1,031	\$36.48	4R407	SINGLE FAMILY
21010947	12250 WILFRED	05/06/22	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$42,619	\$2,505	\$58,995	\$121,927	0.484	1,557	\$37.89	4R407	INCOME BUNGALOW
21080783	8641 E OUTER	03/18/24	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$57,014	\$2,931	\$48,069	\$164,386	0.292	1,228	\$39.14	4R407	SINGLE FAMILY
21009969	12570 KILBOURNE	10/06/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$46,346	\$2,902	\$52,098	\$132,049	0.395	1,268	\$41.09	4R407	SINGLE FAMILY
21010886	13080 WILFRED	11/18/22	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$23,791	\$2,345	\$32,655	\$65,185	0.501	770	\$42.41	4R407	SINGLE FAMILY
21009677	12057 ROSEMARY	02/21/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$65,833	\$2,744	\$82,256	\$191,760	0.429	1,929	\$42.64	4R407	SINGLE FAMILY
21009751	13027 ROSEMARY	05/06/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$64,288	\$2,730	\$74,270	\$187,106	0.397	1,709	\$43.46	4R407	SINGLE FAMILY
21010160	13415 KILBOURNE	11/11/22	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$55,330	\$2,835	\$68,165	\$159,559	0.427	1,468	\$46.43	4R407	SINGLE FAMILY
21009574	12094 ROSEMARY	05/25/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$60,108	\$2,342	\$77,658	\$175,581	0.442	1,652	\$47.01	4R407	SINGLE FAMILY
21011550	12731 FLANDERS	02/28/24	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$40,388	\$2,730	\$57,270	\$114,462	0.500	1,152	\$49.71	4R407	SINGLE FAMILY
21010654	12569 GLENFIELD	03/27/24	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$56,881	\$2,401	\$90,599	\$165,593	0.547	1,770	\$51.19	4R407	INCOME BUNGALOW
21010551	11894 GLENFIELD	11/29/22	\$103,950	WD	03-ARM'S LENGTH	\$103,950	\$66,055	\$2,899	\$101,051	\$191,964	0.526	1,832	\$55.16	4R407	SINGLE FAMILY
21011688.003L	14290 JANE	08/15/22	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$44,970	\$3,060	\$65,940	\$127,386	0.518	1,126	\$58.56	4R407	SINGLE FAMILY
21009499	13076 ROSEMARY	04/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$53,887	\$2,859	\$82,141	\$155,100	0.530	1,296	\$63.38	4R407	SINGLE FAMILY
21009721	12591 ROSEMARY	02/19/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$62,781	\$2,716	\$102,284	\$182,568	0.560	1,600	\$63.93	4R407	SINGLE FAMILY
21009559	12258 ROSEMARY	08/21/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$54,493	\$2,373	\$97,627	\$158,419	0.616	1,479	\$66.01	4R407	SINGLE FAMILY
21010002	12106 KILBOURNE	03/22/24	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$54,557	\$2,943	\$99,057	\$156,881	0.631	1,444	\$68.60	4R407	SINGLE FAMILY
21009704	12311 ROSEMARY	12/06/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$68,167	\$2,759	\$124,241	\$198,809	0.625	1,684	\$73.78	4R407	SINGLE FAMILY
21080765	8835 E OUTER	06/24/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$107,215	\$2,532	\$162,468	\$318,185	0.511	1,982	\$81.97	4R407	SINGLE FAMILY
21080712	9405 E OUTER	06/28/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$79,795	\$3,107	\$149,893	\$233,094	0.643	1,564	\$95.84	4R407	SINGLE FAMILY
4R407		Totals:	\$2,673,950			\$2,673,950	\$2,408,524		\$2,555,583	\$6,960,963			\$39.15		
		Avg SP:	\$62,185							E.C.F. =>	0.367				

21080679	9737 E OUTER	06/02/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$71,709	\$3,133	\$118,867	\$171,440	0.693	1,182	\$100.56	4R408 SINGLE FAMILY
21058350	11021 WHITEHILL	12/27/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$58,442	\$3,000	\$96,000	\$138,605	0.693	952	\$100.84	4R408 SINGLE FAMILY
21080660-1	9941 E OUTER	01/23/24	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$70,741	\$5,276	\$145,724	\$163,663	0.890	1,435	\$101.55	4R408 SINGLE FAMILY
21068046	9963 BALFOUR	01/18/24	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$62,351	\$2,099	\$125,801	\$150,630	0.835	1,220	\$103.12	4R408 SINGLE FAMILY
21069432	10458 BONITA	12/19/23	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$38,217	\$2,046	\$77,954	\$90,428	0.862	720	\$108.27	4R408 SINGLE FAMILY
21069507	11010 MOGUL	01/29/24	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$60,050	\$2,949	\$135,051	\$142,753	0.946	1,189	\$113.58	4R408 SINGLE FAMILY
21070171	10525 HAVERHILL	11/17/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,727	\$2,679	\$102,321	\$107,620	0.951	898	\$113.94	4R408 SINGLE FAMILY
27240520	9957 E OUTER	06/07/23	\$152,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$152,000	\$69,695	\$2,953	\$149,047	\$160,985	0.926	1,282	\$116.26	4R408 SINGLE FAMILY
4R408	Totals:		\$7,687,541			\$7,687,541	\$6,619,899		\$7,346,717	\$15,691,818			\$51.53	
	Avg SP:		\$65,705							E.C.F. =>	0.468			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21072685	9690 EVERTS	04/06/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$41,410	\$2,808	\$25,192	\$86,358	0.292	904	\$27.87	4R409	SINGLE FAMILY
21074869	10498 MERLIN	10/27/23	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$47,875	\$2,747	\$30,253	\$100,957	0.300	1,074	\$28.17	4R409	SINGLE FAMILY
21074057	9148 GRAYTON	09/22/23	\$25,000	QCD	03-ARM'S LENGTH	\$25,000	\$31,816	\$2,940	\$22,060	\$64,600	0.341	778	\$28.35	4R409	SINGLE FAMILY
21074825	10391 BRITAIN	10/13/22	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$56,571	\$2,908	\$38,092	\$120,051	0.317	1,223	\$31.15	4R409	SINGLE FAMILY
21074835	10319 BRITAIN	07/29/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$78,577	\$3,225	\$48,775	\$168,573	0.289	1,562	\$31.23	4R409	SINGLE FAMILY
21074846	10095 BRITAIN	07/22/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$52,609	\$3,010	\$28,990	\$110,960	0.261	923	\$31.41	4R409	SINGLE FAMILY
21074119	10067 GRAYTON	02/24/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$62,761	\$3,278	\$46,722	\$133,072	0.351	1,391	\$33.59	4R409	SINGLE FAMILY
21068548	10163 DUPREY	08/17/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$41,156	\$3,010	\$30,990	\$85,338	0.363	897	\$34.55	4R409	SINGLE FAMILY
21074831	10349 BRITAIN	10/21/22	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$36,791	\$2,908	\$37,092	\$75,801	0.489	1,068	\$34.73	4R409	SINGLE FAMILY
21068099-100	10406 MCKINNEY	10/17/22	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$93,381	\$4,499	\$60,501	\$198,841	0.304	1,676	\$36.10	4R409	SINGLE FAMILY
21074118	10075 GRAYTON	12/05/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$68,340	\$3,280	\$49,720	\$145,548	0.342	1,276	\$38.97	4R409	SINGLE FAMILY
21073274	9850 YORKSHIRE	07/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$54,066	\$3,688	\$46,312	\$112,702	0.411	1,166	\$39.72	4R409	SINGLE FAMILY
21074531	9313 HARVARD	07/26/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$63,990	\$2,790	\$47,210	\$136,913	0.345	1,175	\$40.18	4R409	SINGLE FAMILY
21074538	9263 HARVARD	09/06/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$53,565	\$3,700	\$41,300	\$111,555	0.370	984	\$41.97	4R409	SINGLE FAMILY
21074492	9164 HARVARD	10/27/22	\$63,200	WD	03-ARM'S LENGTH	\$63,200	\$74,290	\$2,770	\$60,430	\$160,000	0.378	1,372	\$44.05	4R409	SINGLE FAMILY
21074491	9158 HARVARD	03/22/24	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$42,562	\$2,770	\$34,730	\$89,020	0.390	777	\$44.70	4R409	SINGLE FAMILY
21068102	10424 MCKINNEY	09/09/22	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$54,133	\$2,305	\$48,695	\$115,946	0.420	1,075	\$45.30	4R409	SINGLE FAMILY
21074497	9200 HARVARD	02/21/23	\$52,000	QCD	03-ARM'S LENGTH	\$52,000	\$54,410	\$2,747	\$49,253	\$115,577	0.426	1,083	\$45.48	4R409	SINGLE FAMILY
21074865	10470 MERLIN	02/14/23	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$51,554	\$2,747	\$46,253	\$109,188	0.424	1,011	\$45.75	4R409	SINGLE FAMILY
21074761	10191 BOLEYN	03/13/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$41,726	\$2,908	\$50,092	\$86,841	0.577	1,091	\$45.91	4R409	SINGLE FAMILY
21074845	10105 BRITAIN	10/07/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$61,188	\$3,053	\$66,947	\$130,056	0.515	1,381	\$48.48	4R409	SINGLE FAMILY
21068116	10724 MCKINNEY	03/22/24	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$56,050	\$2,868	\$54,632	\$118,975	0.459	1,030	\$53.04	4R409	SINGLE FAMILY
21077000-1	10337 MORANG	03/06/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$50,963	\$2,808	\$57,192	\$107,729	0.531	1,036	\$55.20	4R409	SINGLE FAMILY
21074846	10095 BRITAIN	02/16/24	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$52,609	\$3,010	\$51,990	\$110,960	0.469	923	\$56.33	4R409	SINGLE FAMILY
21076984-5	10505 MORANG	08/18/23	\$64,999	WD	03-ARM'S LENGTH	\$64,999	\$60,334	\$2,851	\$62,148	\$128,597	0.483	1,058	\$58.74	4R409	SINGLE FAMILY
21074907	10641 MEUSE	03/08/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$43,006	\$2,184	\$57,816	\$91,324	0.633	954	\$60.60	4R409	SINGLE FAMILY
21073289	9901 YORKSHIRE	01/12/23	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$75,348	\$3,392	\$82,108	\$160,975	0.510	1,315	\$62.44	4R409	SINGLE FAMILY
21074492	9164 HARVARD	10/28/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$74,290	\$2,770	\$90,230	\$160,000	0.564	1,372	\$65.77	4R409	SINGLE FAMILY
21072671	9188 EVERTS	12/12/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$75,547	\$3,754	\$101,246	\$160,611	0.630	1,492	\$67.86	4R409	SINGLE FAMILY
21074144	9149 GRAYTON	04/01/22	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$64,741	\$3,521	\$81,379	\$136,958	0.594	1,174	\$69.32	4R409	SINGLE FAMILY
21068113	10700 MCKINNEY	10/21/22	\$76,400	WD	03-ARM'S LENGTH	\$76,400	\$46,548	\$3,430	\$72,970	\$96,461	0.756	1,020	\$71.54	4R409	SINGLE FAMILY
21074851	10059 BRITAIN	12/21/22	\$70,000	QC	03-ARM'S LENGTH	\$70,000	\$46,229	\$3,573	\$66,427	\$95,427	0.696	875	\$75.92	4R409	SINGLE FAMILY
21072873	9140 KENSINGTON	06/06/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$57,713	\$2,808	\$92,192	\$122,830	0.751	1,189	\$77.54	4R409	SINGLE FAMILY
21074128	9275 GRAYTON	04/27/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$86,463	\$2,690	\$122,310	\$187,412	0.653	1,555	\$78.66	4R409	SINGLE FAMILY
21074821	10400 BRITAIN	07/26/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$50,881	\$2,747	\$84,253	\$107,682	0.782	1,034	\$81.48	4R409	SINGLE FAMILY
21074880	10441 MERLIN	06/30/22	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$50,407	\$2,747	\$86,753	\$106,622	0.814	950	\$91.32	4R409	SINGLE FAMILY
21072894	9782 KENSINGTON	04/27/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$41,906	\$3,318	\$69,682	\$86,327	0.807	757	\$92.05	4R409	SINGLE FAMILY
21073685	9251 BISHOP	01/26/24	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$59,482	\$3,392	\$113,608	\$125,481	0.905	1,186	\$95.79	4R409	SINGLE FAMILY
21074751	9250 BOLEYN	12/28/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$60,979	\$2,780	\$147,120	\$130,199	1.130	1,272	\$115.66	4R409	SINGLE FAMILY
4R409		Totals:	\$2,005,999			\$2,005,999	\$1,952,612		\$2,403,665	\$4,692,468			\$48.55		
		Avg SP:	\$51,436							E.C.F. =>	0.512				

21001880 17222 DETROIT	04/19/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,473	\$3,007	\$111,993	\$65,198	1.718	682	\$164.21	4R410 SINGLE FAMILY
4R410	Totals:	\$23,346,374			\$23,346,374	\$21,183,232		\$23,552,199	\$32,718,140			\$74.85	
	Avg SP:	\$84,896							E.C.F. =>	0.720			

21080849	8150 E OUTER	04/28/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$91,498	\$2,884	\$57,116	\$298,364	0.191	1,745	\$32.73	4R411	SINGLE FAMILY
21009120	13425 PROMENADE	05/13/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$25,540	\$2,030	\$27,970	\$79,158	0.353	840	\$33.30	4R411	SINGLE FAMILY
21008644	13331 WILSHIRE	03/02/24	\$39,000	QCD	03-ARM'S LENGTH	\$39,000	\$37,160	\$2,758	\$36,242	\$115,832	0.313	1,068	\$33.93	4R411	SINGLE FAMILY
21056339	9190 HAYES	11/18/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$46,237	\$1,980	\$48,020	\$149,013	0.322	1,396	\$34.40	4R411	SINGLE FAMILY
21061391	9411 MANISTIQUE	05/02/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$28,513	\$1,937	\$28,063	\$89,481	0.314	814	\$34.48	4R411	SINGLE FAMILY
21066251	12297 WADE	02/27/23	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$23,992	\$2,060	\$26,440	\$73,845	0.358	761	\$34.74	4R411	SINGLE FAMILY
21006687	12847 MAIDEN	09/25/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$43,899	\$2,341	\$49,659	\$139,926	0.355	1,422	\$34.92	4R411	SINGLE FAMILY
21007788	14221 LONGVIEW	05/19/22	\$55,900	WD	03-ARM'S LENGTH	\$55,900	\$56,778	\$2,852	\$53,048	\$181,569	0.292	1,511	\$35.11	4R411	SINGLE FAMILY
21008464	11824 WILSHIRE	04/25/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$45,280	\$2,712	\$49,288	\$143,327	0.344	1,400	\$35.21	4R411	SINGLE FAMILY
21008448	12080 WILSHIRE	06/30/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$58,701	\$2,712	\$69,288	\$188,515	0.368	1,936	\$35.79	4R411	SINGLE FAMILY
21007377	12631 ELMDALE	03/23/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$54,400	\$2,641	\$57,359	\$174,273	0.329	1,590	\$36.07	4R411	SINGLE FAMILY
21063542	9444 WAYBURN	12/15/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$44,101	\$2,999	\$42,001	\$138,391	0.303	1,161	\$36.18	4R411	SINGLE FAMILY
21008629	13061 WILSHIRE	07/01/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$44,932	\$2,751	\$42,249	\$142,024	0.297	1,135	\$37.22	4R411	SINGLE FAMILY
21066252	12303 WADE	04/12/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$28,674	\$1,384	\$28,616	\$91,886	0.311	757	\$37.80	4R411	SINGLE FAMILY
21006961	11863 CORBETT	02/07/23	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$40,403	\$2,314	\$46,686	\$128,246	0.364	1,216	\$38.39	4R411	SINGLE FAMILY
21007356	12321 ELMDALE	04/18/22	\$38,500	PTA	03-ARM'S LENGTH	\$38,500	\$40,478	\$2,712	\$35,788	\$127,158	0.281	932	\$38.40	4R411	SINGLE FAMILY
21007292	11211 ELMDALE	09/12/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$62,392	\$2,712	\$72,288	\$200,943	0.360	1,872	\$38.62	4R411	SINGLE FAMILY
21069257	10203 BERKSHIRE	11/22/22	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$42,006	\$2,193	\$37,807	\$134,051	0.282	963	\$39.26	4R411	SINGLE FAMILY
21080992	9686 E OUTER	08/18/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$28,069	\$2,084	\$35,916	\$87,492	0.411	913	\$39.34	4R411	SINGLE FAMILY
21009104	13303 PROMENADE	01/31/23	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$43,792	\$1,509	\$56,491	\$142,367	0.397	1,423	\$39.70	4R411	SINGLE FAMILY
21061327	9410 MANISTIQUE	02/08/23	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$42,269	\$2,127	\$47,773	\$135,158	0.353	1,189	\$40.18	4R411	SINGLE FAMILY
21065023	9709 LAKEPOINTE	12/07/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$32,650	\$1,641	\$53,359	\$104,407	0.511	1,328	\$40.18	4R411	SINGLE FAMILY
21063796	9755 WAYBURN	11/17/23	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$37,265	\$2,338	\$36,162	\$117,599	0.308	898	\$40.27	4R411	SINGLE FAMILY
21007730	12527 LONGVIEW	06/01/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$36,878	\$2,860	\$37,140	\$114,539	0.324	920	\$40.37	4R411	SINGLE FAMILY
21065757	9124 BEACONSFIELD	04/18/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$12,563	\$1,624	\$58,376	\$137,093	0.426	1,440	\$40.54	4R411	SINGLE FAMILY
21007749	13019 LONGVIEW	06/02/22	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$19,970	\$2,170	\$27,830	\$59,933	0.464	684	\$40.69	4R411	SINGLE FAMILY
21004934	15200 EVANSTON	06/23/23	\$88,300	WD	03-ARM'S LENGTH	\$88,300	\$65,821	\$1,255	\$87,045	\$217,394	0.400	2,066	\$42.13	4R411	SINGLE FAMILY
21064728	9472 LAKEPOINTE	08/29/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$43,826	\$2,274	\$47,726	\$139,906	0.341	1,130	\$42.24	4R411	SINGLE FAMILY
21080843	8090 E OUTER	11/09/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$47,077	\$2,712	\$52,288	\$149,377	0.350	1,231	\$42.48	4R411	SINGLE FAMILY
21008360	13362 WILSHIRE	10/28/22	\$62,060	WD	03-ARM'S LENGTH	\$62,060	\$46,421	\$2,801	\$59,259	\$146,869	0.403	1,356	\$43.70	4R411	SINGLE FAMILY
21063535	9204 WAYBURN	07/24/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$30,846	\$1,776	\$46,224	\$97,879	0.472	1,045	\$44.23	4R411	SINGLE FAMILY
21080970	9446 E OUTER	03/12/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$40,269	\$2,132	\$47,868	\$128,407	0.373	1,076	\$44.49	4R411	SINGLE FAMILY
21009185	15303 PROMENADE	10/03/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$40,893	\$2,073	\$47,927	\$130,707	0.367	1,059	\$45.26	4R411	SINGLE FAMILY
21007917-8	12642 CHELSEA	09/14/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$68,133	\$3,131	\$96,869	\$218,862	0.443	2,074	\$46.71	4R411	TWO FAMILY FLAT
21060367	9430 PHILIP	11/14/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$28,769	\$1,937	\$40,063	\$90,343	0.443	841	\$47.64	4R411	SINGLE FAMILY
21007551	12646 LONGVIEW	07/05/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$32,532	\$1,891	\$44,109	\$103,168	0.428	925	\$47.69	4R411	SINGLE FAMILY
21004926	15258 EVANSTON	02/29/24	\$86,000	PTA	03-ARM'S LENGTH	\$86,000	\$49,385	\$1,255	\$84,745	\$162,054	0.523	1,764	\$48.04	4R411	SINGLE FAMILY
21081017	9946 E OUTER	01/06/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$39,461	\$2,421	\$67,579	\$124,714	0.542	1,396	\$48.41	4R411	SINGLE FAMILY
21009192	15353 PROMENADE	06/21/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$34,816	\$2,030	\$49,970	\$110,391	0.453	1,030	\$48.51	4R411	SINGLE FAMILY
21066175	9493 BEACONSFIELD	12/03/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$46,817	\$2,274	\$62,726	\$149,976	0.418	1,286	\$48.78	4R411	SINGLE FAMILY
21080919	8904 E OUTER	04/05/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$47,791	\$2,675	\$59,325	\$151,906	0.391	1,205	\$49.23	4R411	SINGLE FAMILY
21080978	9584 E OUTER	07/20/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$48,221	\$2,421	\$57,579	\$154,209	0.373	1,169	\$49.25	4R411	SINGLE FAMILY
21063552	9516 WAYBURN	05/25/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$51,941	\$1,904	\$78,096	\$168,475	0.464	1,548	\$50.45	4R411	TWO FAMILY FLAT
21006796	13124 CORBETT	05/03/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$33,883	\$2,314	\$62,686	\$106,293	0.590	1,200	\$52.24	4R411	SINGLE FAMILY
21080992	9686 E OUTER	01/18/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,069	\$2,084	\$47,916	\$87,492	0.548	913	\$52.48	4R411	SINGLE FAMILY
21069300-2	15717 EVANSTON	10/14/22	\$52,500	PTA	03-ARM'S LENGTH	\$52,500	\$40,323	\$1,556	\$50,944	\$130,529	0.390	939	\$54.25	4R411	SINGLE FAMILY
21008890	11866 PROMENADE	05/18/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$41,277	\$1,879	\$60,121	\$132,653	0.453	1,108	\$54.26	4R411	SINGLE FAMILY
21081032	10120 E OUTER	03/27/23	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$52,257	\$2,484	\$80,016	\$167,586	0.477	1,442	\$55.49	4R411	SINGLE FAMILY
21007806	14439 LONGVIEW	03/09/23	\$50,000	QCD	03-ARM'S LENGTH	\$50,000	\$29,184	\$1,668	\$48,332	\$92,646	0.522	852	\$56.73	4R411	SINGLE FAMILY
21064715	9164 LAKEPOINTE	11/02/23	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$39,117	\$1,709	\$69,291	\$125,953	0.550	1,205	\$57.50	4R411	SINGLE FAMILY
21008407	12636 WILSHIRE	05/23/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$56,612	\$2,662	\$93,338	\$181,650	0.514	1,611	\$57.94	4R411	SINGLE FAMILY

21006647	12511 MAIDEN	05/05/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$44,371	\$2,060	\$84,940	\$142,461	0.596	1,466	\$57.94	4R411	SINGLE FAMILY
21005836	11359 CAMDEN	04/19/23	\$85,000	MLC	03-ARM'S LENGTH	\$85,000	\$42,197	\$2,100	\$82,900	\$135,007	0.614	1,368	\$60.60	4R411	SINGLE FAMILY
21007730	12527 LONGVIEW	02/15/23	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$36,878	\$2,860	\$57,040	\$114,539	0.498	920	\$62.00	4R411	SINGLE FAMILY
21007349	12265 ELMDALE	08/30/23	\$71,900	WD	03-ARM'S LENGTH	\$71,900	\$42,203	\$2,641	\$69,259	\$133,205	0.520	1,116	\$62.06	4R411	SINGLE FAMILY
21066183	9437 BEACONSFIELD	11/09/22	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$43,995	\$2,274	\$76,726	\$140,475	0.546	1,208	\$63.51	4R411	SINGLE FAMILY
21009123	13445 PROMENADE	01/12/24	\$97,500	QC	03-ARM'S LENGTH	\$97,500	\$51,369	\$1,482	\$96,018	\$167,970	0.572	1,502	\$63.93	4R411	SINGLE FAMILY
21007415	13137 ELMDALE	01/25/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,285	\$2,712	\$72,288	\$123,141	0.587	1,115	\$64.83	4R411	SINGLE FAMILY
21007121	14314 ELMDALE	03/27/24	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$40,689	\$2,641	\$84,359	\$128,108	0.659	1,293	\$65.24	4R411	SINGLE FAMILY
21008342	14260 WILSHIRE	04/20/22	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$51,135	\$2,751	\$88,249	\$162,909	0.542	1,348	\$65.47	4R411	SINGLE FAMILY
21065768	9464 BEACONSFIELD	05/30/22	\$79,900	QC	03-ARM'S LENGTH	\$79,900	\$41,502	\$2,419	\$77,481	\$131,593	0.589	1,098	\$70.57	4R411	SINGLE FAMILY
21081039	10184 E OUTER	04/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,007	\$2,441	\$72,559	\$123,118	0.589	980	\$74.04	4R411	SINGLE FAMILY
21063550	9500 WAYBURN	04/21/22	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$40,159	\$1,732	\$89,268	\$129,384	0.690	943	\$94.66	4R411	SINGLE FAMILY
4R411	Totals:		\$5,256,157			\$5,256,157	\$4,684,710		\$5,158,463	\$15,371,544			\$36.79		
	Avg SP:		\$46,515							E.C.F. =>	0.336				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21053936	5066 NEWPORT	09/08/22	\$15,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$15,000	\$37,852	\$2,246	\$12,754	\$143,573	0.089	1,468	\$8.69	4R412	SINGLE FAMILY
21036730	5803 LEIDICH	11/20/23	\$16,000	DD	03-ARM'S LENGTH	\$16,000	\$31,123	\$2,882	\$13,118	\$113,875	0.115	1,404	\$9.34	4R412	SINGLE FAMILY
21055948	5577 CHALMERS	07/19/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$36,794	\$2,881	\$17,119	\$136,746	0.125	1,750	\$9.78	4R412	TWO FAMILY FLAT
21059401	5236 MARLBOROUGH	08/18/22	\$12,000	PTA	03-ARM'S LENGTH	\$12,000	\$25,123	\$1,942	\$10,058	\$93,472	0.108	930	\$10.82	4R412	SINGLE FAMILY
21050775	5553 DREXEL	05/18/23	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$24,107	\$2,090	\$11,410	\$88,778	0.129	1,051	\$10.86	4R412	SINGLE FAMILY
21051474	5758 COPLIN	06/02/22	\$22,000	PTA	03-ARM'S LENGTH	\$22,000	\$42,347	\$2,178	\$19,822	\$161,972	0.122	1,681	\$11.79	4R412	SINGLE FAMILY
21053937	5074 NEWPORT	08/09/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$49,161	\$2,231	\$22,769	\$189,234	0.120	1,888	\$12.06	4R412	SINGLE FAMILY
21053933	5042 NEWPORT	04/10/23	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$36,757	\$1,641	\$15,859	\$141,597	0.112	1,269	\$12.50	4R412	SINGLE FAMILY
21053100	5794 EASTLAWN	11/07/22	\$26,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$26,500	\$32,699	\$4,438	\$22,062	\$106,371	0.207	1,386	\$15.92	4R412	SINGLE FAMILY
21054760	5757 LAKEWOOD	04/10/23	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$46,500	\$2,350	\$37,550	\$178,024	0.211	1,948	\$19.28	4R412	TWO FAMILY FLAT
21036979	5853 NORCROSS	07/26/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$43,742	\$2,342	\$27,658	\$166,935	0.166	1,422	\$19.45	4R412	SINGLE FAMILY
21036797	5864 HARRELL	10/04/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$40,767	\$2,096	\$27,904	\$155,931	0.179	1,410	\$19.79	4R412	SINGLE FAMILY
21049158	6000 DICKERSON	10/20/23	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$38,089	\$2,769	\$24,731	\$142,419	0.174	1,208	\$20.47	4R412	SINGLE FAMILY
21060292	5300 PHILIP	06/15/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$39,154	\$2,055	\$32,945	\$149,593	0.220	1,599	\$20.60	4R412	SINGLE FAMILY
21052449	5943 LAKEVIEW	06/13/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$47,649	\$2,164	\$42,836	\$183,407	0.234	1,994	\$21.48	4R412	TWO FAMILY FLAT
21054016	5552 NEWPORT	02/23/23	\$27,500	QCD	03-ARM'S LENGTH	\$27,500	\$26,510	\$2,233	\$25,267	\$97,891	0.258	1,166	\$21.67	4R412	SINGLE FAMILY
21049907	5961 LENOX	05/12/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$40,403	\$1,991	\$33,009	\$154,887	0.213	1,482	\$22.27	4R412	SINGLE FAMILY
21054036	5065 NEWPORT	03/07/24	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$38,002	\$2,233	\$32,767	\$144,230	0.227	1,468	\$22.32	4R412	SINGLE FAMILY
21061270	5574 MANISTIQUE	10/10/23	\$21,184	QCD	03-ARM'S LENGTH	\$21,184	\$30,209	\$2,246	\$18,938	\$112,754	0.168	840	\$22.55	4R412	SINGLE FAMILY
21053181	5293 EASTLAWN	03/01/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$49,422	\$2,557	\$47,443	\$188,972	0.251	2,032	\$23.35	4R412	SINGLE FAMILY
21036981	5837 NORCROSS	03/18/24	\$31,850	WD	03-ARM'S LENGTH	\$31,850	\$37,374	\$2,345	\$29,505	\$141,246	0.209	1,189	\$24.81	4R412	SINGLE FAMILY
21060271	5026 PHILIP	02/28/23	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$33,388	\$2,603	\$35,897	\$124,133	0.289	1,417	\$25.33	4R412	SINGLE FAMILY
21060498	5585 PHILIP	10/17/22	\$19,000	QC	03-ARM'S LENGTH	\$19,000	\$18,342	\$3,243	\$15,757	\$60,883	0.259	616	\$25.58	4R412	SINGLE FAMILY
21049862	5900 LENOX	11/18/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$54,569	\$2,159	\$52,841	\$211,331	0.250	2,060	\$25.65	4R412	TWO FAMILY FLAT
21052403	5766 LAKEVIEW	03/09/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$38,237	\$2,164	\$32,836	\$145,456	0.226	1,206	\$27.23	4R412	SINGLE FAMILY
21009332	14239 CHANDLER PARK	09/08/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$61,100	\$2,723	\$59,777	\$235,391	0.254	2,195	\$27.23	4R412	SINGLE FAMILY
21059397	5210 MARLBOROUGH	12/08/22	\$27,000	QCD	03-ARM'S LENGTH	\$27,000	\$27,892	\$2,055	\$24,945	\$104,181	0.239	900	\$27.72	4R412	SINGLE FAMILY
21051491	5974 COPLIN	05/27/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$46,511	\$2,192	\$52,808	\$178,706	0.296	1,811	\$29.16	4R412	TWO FAMILY FLAT
21055430	5300 CHALMERS	01/13/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$44,627	\$2,777	\$42,223	\$168,750	0.250	1,438	\$29.36	4R412	TWO FAMILY FLAT
21053107	5922 EASTLAWN	03/09/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$58,365	\$2,557	\$67,443	\$225,032	0.300	2,266	\$29.76	4R412	TWO FAMILY FLAT
21059498	5601 MARLBOROUGH	01/17/24	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$38,184	\$2,260	\$37,740	\$144,855	0.261	1,248	\$30.24	4R412	SINGLE FAMILY
21051552	5517 COPLIN	12/09/22	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$46,041	\$1,986	\$50,514	\$177,641	0.284	1,619	\$31.20	4R412	SINGLE FAMILY
21055950	5559 CHALMERS	09/07/23	\$71,500	WD	03-ARM'S LENGTH	\$71,500	\$53,572	\$2,881	\$68,619	\$204,399	0.336	1,981	\$34.64	4R412	TWO FAMILY FLAT
21055976	5051 CHALMERS	04/07/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$27,514	\$2,355	\$32,645	\$101,448	0.322	924	\$35.33	4R412	SINGLE FAMILY
21052478	5535 LAKEVIEW	07/15/22	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$42,054	\$2,164	\$60,836	\$160,847	0.378	1,596	\$38.12	4R412	SINGLE FAMILY
21061286	5786 MANISTIQUE	06/03/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$40,172	\$2,205	\$57,795	\$153,093	0.378	1,440	\$40.14	4R412	SINGLE FAMILY
21081090	10784 E OUTER	09/16/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$39,562	\$1,477	\$62,523	\$153,569	0.407	1,454	\$43.00	4R412	SINGLE FAMILY
21081084	10726 E OUTER	04/17/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$62,306	\$2,246	\$100,754	\$242,177	0.416	2,334	\$43.17	4R412	TWO FAMILY FLAT
21055419	5210 CHALMERS	07/17/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$36,010	\$2,765	\$47,235	\$134,052	0.352	1,083	\$43.61	4R412	SINGLE FAMILY
21009299	13200 CHANDLER PARK	10/07/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$38,088	\$2,687	\$49,313	\$142,746	0.345	1,080	\$45.66	4R412	SINGLE FAMILY
21061473	5215 MANISTIQUE	12/13/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,877	\$1,379	\$63,621	\$106,847	0.595	1,387	\$45.87	4R412	SINGLE FAMILY
21009284	14536 CHANDLER PARK	06/02/22	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$37,223	\$2,498	\$66,002	\$140,020	0.471	1,312	\$50.31	4R412	SINGLE FAMILY
21055417	5074 CHALMERS	03/08/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,086	\$2,274	\$97,726	\$196,823	0.497	1,912	\$51.11	4R412	SINGLE FAMILY
21052364	5060 LAKEVIEW	09/11/23	\$112,000	QCD	03-ARM'S LENGTH	\$112,000	\$56,560	\$2,205	\$109,795	\$219,173	0.501	2,143	\$51.23	4R412	SINGLE FAMILY
21051486	5934 COPLIN	12/15/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$40,979	\$2,192	\$62,808	\$156,399	0.402	1,209	\$51.95	4R412	SINGLE FAMILY
21049850-1	5730 LENOX	07/21/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,558	\$2,971	\$57,029	\$119,302	0.478	979	\$58.25	4R412	SINGLE FAMILY
21051488	5950 COPLIN	07/07/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$34,374	\$2,192	\$66,808	\$129,766	0.515	1,066	\$62.67	4R412	SINGLE FAMILY
21062981	5519 ALTER	08/21/23	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$33,276	\$2,246	\$58,754	\$125,121	0.470	881	\$66.69	4R412	SINGLE FAMILY
21059497	5609 MARLBOROUGH	05/26/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,390	\$1,614	\$88,386	\$152,323	0.580	1,294	\$68.30	4R412	SINGLE FAMILY
4R412		Totals:	\$2,263,934			\$2,263,934	\$1,953,641		\$2,148,954	\$7,406,371			\$30.58		
		Avg SP:	\$46,203							E.C.F. =>	0.290				

21069811	5527 BUCKINGHAM	11/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$101,840	\$3,568	\$161,432	\$209,983	0.769	1,680	\$96.09	4R413 SINGLE FAMILY
21068755	5267 BALFOUR	12/21/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$78,319	\$4,217	\$153,783	\$158,338	0.971	1,582	\$97.21	4R413 SINGLE FAMILY
21065743	5928 BEACONSFIELD	09/21/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,126	\$3,520	\$121,480	\$142,321	0.854	1,245	\$97.57	4R413 SINGLE FAMILY
21067701	5074 BALFOUR	08/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$140,966	\$3,856	\$221,144	\$292,970	0.755	2,266	\$97.59	4R413 SINGLE FAMILY
21071244	5541 THREE MILE	07/01/22	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$92,981	\$3,641	\$191,259	\$190,897	1.002	1,876	\$101.95	4R413 SINGLE FAMILY
21071166	5060 THREE MILE	10/25/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,721	\$3,688	\$116,312	\$132,549	0.878	1,094	\$106.32	4R413 SINGLE FAMILY
21081131	11920 E OUTER	08/24/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,955	\$3,808	\$166,192	\$175,528	0.947	1,544	\$107.64	4R413 SINGLE FAMILY
21070955	5091 BEDFORD	04/02/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$82,784	\$3,568	\$138,932	\$169,265	0.821	1,284	\$108.20	4R413 SINGLE FAMILY
21070196	5765 HAVERHILL	08/08/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$69,317	\$3,568	\$116,432	\$140,489	0.829	1,043	\$111.63	4R413 SINGLE FAMILY
21068943	5090 CHATSWORTH	03/01/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$83,354	\$3,520	\$158,480	\$170,585	0.929	1,417	\$111.84	4R413 SINGLE FAMILY
21081143	12094 E OUTER	03/02/23	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$120,991	\$5,323	\$237,677	\$247,154	0.962	1,995	\$119.14	4R413 SINGLE FAMILY
21069343	5061 BERKSHIRE	10/27/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$98,119	\$3,520	\$181,480	\$202,135	0.898	1,518	\$119.55	4R413 SINGLE FAMILY

4R413	Totals:	\$11,353,769				\$11,353,769	\$9,530,036		\$10,898,668	\$19,462,003			\$58.07	
	Avg SP:	\$93,833								E.C.F. =>	0.560			

21009348	16545 CHANDLER PARK	06/13/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$109,509	\$5,599	\$161,901	\$151,915	1.066	1,332	\$121.55	4R414 SINGLE FAMILY
21073589	5548 BISHOP	08/16/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$113,447	\$5,186	\$159,814	\$158,276	1.010	1,298	\$123.12	4R414 SINGLE FAMILY
21074012	5564 GRAYTON	08/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$150,131	\$6,328	\$198,672	\$210,238	0.945	1,586	\$125.27	4R414 SINGLE FAMILY
21074013	5570 GRAYTON	10/17/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$122,845	\$6,328	\$192,672	\$170,346	1.131	1,533	\$125.68	4R414 SINGLE FAMILY
27060463	5301 BISHOP	11/18/22	\$185,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$112,457	\$5,523	\$179,477	\$148,262	1.211	1,427	\$125.77	4R414 SINGLE FAMILY
21009248	16932 CHANDLER PARK	02/16/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$108,622	\$4,391	\$155,609	\$152,385	1.021	1,230	\$126.51	4R414 SINGLE FAMILY
21073619	6014 BISHOP	12/22/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$133,519	\$4,699	\$215,301	\$188,333	1.143	1,696	\$126.95	4R414 SINGLE FAMILY
21009358	16705 CHANDLER PARK	01/27/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$120,327	\$5,490	\$173,510	\$167,890	1.033	1,365	\$127.11	4R414 SINGLE FAMILY
21009371-2	16905 CHANDLER PARK	03/14/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$128,211	\$7,673	\$142,327	\$176,225	0.808	1,113	\$127.88	4R414 SINGLE FAMILY
21073567	5112 BISHOP	08/04/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$109,169	\$5,005	\$171,995	\$152,287	1.129	1,344	\$127.97	4R414 SINGLE FAMILY
21009272	16600 CHANDLER PARK	06/08/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$134,103	\$5,564	\$217,436	\$187,923	1.157	1,669	\$130.28	4R414 SINGLE FAMILY
21074004	5502 GRAYTON	07/22/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$119,403	\$5,966	\$161,034	\$165,844	0.971	1,230	\$130.92	4R414 SINGLE FAMILY
21073758	5229 BISHOP	01/23/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$130,107	\$5,602	\$209,398	\$182,025	1.150	1,570	\$133.37	4R414 SINGLE FAMILY
21073577	5274 BISHOP	11/30/22	\$210,900	WD	03-ARM'S LENGTH	\$210,900	\$144,131	\$5,300	\$205,600	\$202,969	1.013	1,518	\$135.44	4R414 SINGLE FAMILY
21074026	5900 GRAYTON	04/19/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$108,725	\$5,867	\$179,133	\$150,377	1.191	1,230	\$145.64	4R414 SINGLE FAMILY
27240584	5934 HARVARD	02/24/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$101,603	\$676	\$176,324	\$147,554	1.195	1,207	\$146.08	4R414 SINGLE FAMILY
27060543	6121 GRAYTON	10/21/22	\$175,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$112,012	\$6,104	\$168,896	\$145,912	1.158	1,036	\$163.03	4R414 SINGLE FAMILY
21074203	5269 GRAYTON	07/26/22	\$185,400	WD	03-ARM'S LENGTH	\$185,400	\$122,580	\$6,256	\$179,144	\$170,064	1.053	1,001	\$178.97	4R414 SINGLE FAMILY
4R414	Totals:		\$10,250,755			\$10,250,755	\$8,950,626		\$9,854,869	\$12,489,931			\$90.88	
	Avg SP:		\$142,372							E.C.F. =>	0.789			

21073471	3520 BISHOP	01/08/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$156,642	\$6,787	\$258,213	\$163,241	1.582	1,359	\$190.00	4R415 SINGLE FAMILY
27240948	13171 E OUTER	09/15/22	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$368,087	\$848	\$266,152	\$400,042	0.665	2,342	\$113.64	4R415 SINGLE FAMILY
21073409	4415 YORKSHIRE	05/13/22	\$267,300	WD	03-ARM'S LENGTH	\$267,300	\$247,744	\$9,341	\$257,959	\$259,698	0.993	1,712	\$150.68	4R415 SINGLE FAMILY
27073597	3425 KENSINGTON	03/02/23	\$280,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$173,342	\$0	\$280,000	\$188,826	1.483	1,666	\$168.07	4R415 SINGLE FAMILY
27230317	4240 KENSINGTON	09/28/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$166,991	\$676	\$280,324	\$181,171	1.547	1,504	\$186.39	4R415 SINGLE FAMILY
21073028	4401 KENSINGTON	03/27/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$197,280	\$8,443	\$286,557	\$205,705	1.393	1,723	\$166.31	4R415 SINGLE FAMILY
21073973	4866 GRAYTON	11/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$315,751	\$8,692	\$291,308	\$334,487	0.871	2,472	\$117.84	4R415 SINGLE FAMILY
21072729	3560 KENSINGTON	10/07/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$212,831	\$12,540	\$291,460	\$218,182	1.336	1,705	\$170.94	4R415 SINGLE FAMILY
27230114	3965 KENSINGTON	06/27/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$358,634	\$848	\$318,152	\$389,745	0.816	2,290	\$138.93	4R415 SINGLE FAMILY
27190025	3816 KENSINGTON	09/30/22	\$325,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$240,970	\$12,540	\$312,460	\$235,174	1.329	1,884	\$165.85	4R415 SINGLE FAMILY
27240820	3424 KENSINGTON	06/01/23	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$334,129	\$848	\$333,152	\$363,051	0.918	2,275	\$146.44	4R415 SINGLE FAMILY
4R415	Totals:		\$12,710,500			\$12,710,500	\$11,544,816		\$12,336,788	\$12,132,739			\$125.80	
	AVG SP		\$198,602							E.C.F. =>	1.017			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21047426	4819 COPE	04/21/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$25,595	\$1,291	\$16,709	\$112,519	0.149	1,148	\$14.55	4R416	SINGLE FAMILY
21052330	4420 LAKEVIEW	11/30/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$11,483	\$959	\$8,041	\$48,722	0.165	536	\$15.00	4R416	SINGLE FAMILY
21052355	4850 LAKEVIEW	02/15/23	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$34,931	\$1,147	\$32,853	\$156,407	0.210	1,680	\$19.56	4R416	MULTI DWELLING
21047030	4393 ALGONQUIN	11/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$51,054	\$2,674	\$47,326	\$223,981	0.211	2,414	\$19.60	4R416	TWO FAMILY FLAT
21055981	4875 CHALMERS	07/27/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$29,651	\$1,967	\$38,033	\$128,167	0.297	1,623	\$23.43	4R416	SINGLE FAMILY
21055401	4810 CHALMERS	09/07/22	\$62,000	PTA	03-ARM'S LENGTH	\$62,000	\$48,175	\$1,874	\$60,126	\$214,356	0.280	2,084	\$28.85	4R416	TWO FAMILY FLAT
21060265	4844 PHILIP	05/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,581	\$1,782	\$63,218	\$170,366	0.371	1,618	\$39.07	4R416	SINGLE FAMILY
4R416		Totals:	\$213,000			\$213,000	\$200,889		\$266,306	\$1,054,519			\$22.87		
		Avg SP:	\$30,429							E.C.F. =>	0.253				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21050145	1259 LENOX	10/31/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$60,036	\$2,046	\$25,454	\$237,664	0.107	2,408	\$10.57	4R418	TWO FAMILY FLAT
21047790	3535 SPRINGLE	05/31/23	\$30,000	QCD	03-ARM'S LENGTH	\$30,000	\$41,939	\$2,200	\$27,800	\$162,865	0.171	2,208	\$12.59	4R418	TWO FAMILY FLAT
21049297	2939 DICKERSON	05/09/22	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$40,113	\$2,271	\$17,729	\$155,090	0.114	1,408	\$12.59	4R418	SINGLE FAMILY
21049617	1234 LENOX	06/28/22	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$63,378	\$3,903	\$31,097	\$237,844	0.131	2,432	\$12.79	4R418	TWO FAMILY FLAT
21047633	3058 SPRINGLE	06/13/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$41,650	\$2,271	\$32,729	\$161,389	0.203	2,130	\$15.37	4R418	TWO FAMILY FLAT
21048540	3034 GRAY	11/17/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$55,898	\$2,271	\$37,729	\$219,783	0.172	2,304	\$16.38	4R418	TWO FAMILY FLAT
21048492	2200 GRAY	06/17/22	\$48,500	WD	03-ARM'S LENGTH	\$48,500	\$48,137	\$2,271	\$46,229	\$187,975	0.246	2,080	\$22.23	4R418	TWO FAMILY FLAT
21062717	1312 ALTER	04/08/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$42,004	\$1,273	\$38,727	\$166,930	0.232	1,742	\$22.23	4R418	LARGE FLATS
21049598	1094 LENOX	08/05/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$59,037	\$2,046	\$57,954	\$233,570	0.248	2,568	\$22.57	4R418	LARGE FLATS
21047261	12610 E VERNOR	05/31/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$83,249	\$1,737	\$98,263	\$334,066	0.294	3,840	\$25.59	4R418	FOUR FAMILY
21063215	1341 ALTER	05/17/23	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$32,448	\$1,766	\$32,234	\$125,746	0.256	1,179	\$27.34	4R418	SINGLE FAMILY
21056079	3047 CHALMERS	01/11/23	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$22,259	\$1,793	\$29,207	\$83,877	0.348	995	\$29.35	4R418	SINGLE FAMILY
21046926	3492 ALGONQUIN	06/28/22	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$27,284	\$2,271	\$37,729	\$102,512	0.368	1,264	\$29.85	4R418	SINGLE FAMILY
21063200	1567 ALTER	07/17/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$30,556	\$1,752	\$38,248	\$118,049	0.324	1,080	\$35.41	4R418	SINGLE FAMILY
21059755	1201 MARLBOROUGH	08/08/22	\$43,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$43,500	\$37,840	\$6,935	\$36,565	\$103,857	0.352	985	\$37.12	4R418	SINGLE FAMILY
21047104	2955 ALGONQUIN	10/17/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,623	\$2,200	\$67,800	\$112,389	0.603	1,347	\$50.33	4R418	SINGLE FAMILY
21063170	2229 ALTER	08/01/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$62,902	\$1,794	\$213,206	\$250,443	0.851	2,878	\$74.08	4R418	MULTI DWELLING
4R418		Totals:	\$624,500			\$624,500	\$685,828		\$868,700	\$2,994,049			\$26.85		
		Avg SP:	\$36,735							E.C.F. =>	0.290				

21040460-1	3887 FRENCH	05/03/23	\$54,000	QCD	03-ARM'S LENGTH	\$54,000	\$31,816	\$1,941	\$52,059	\$129,329	0.403	1,193	\$43.64	4R419 SINGLE FAMILY
21040421-2	4487 FRENCH	12/18/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$33,502	\$1,543	\$58,457	\$138,351	0.423	1,288	\$45.39	4R419 SINGLE FAMILY
4R419		Totals:	\$2,172,500			\$2,202,500	\$1,873,613		\$2,102,273	\$7,657,961			\$25.58	
		Avg SP:	\$38,795							E.C.F. =>	0.275			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21048172	967 CONTINENTAL	09/28/22	\$26,000	PTA	03-ARM'S LENGTH	\$26,000	\$32,824	\$2,058	\$23,942	\$142,435	0.168	1,864	\$12.84	4R421	TWO FAMILY FLAT
21048040	593 KITCHENER	05/01/23	\$28,000	QCD	03-ARM'S LENGTH	\$28,000	\$30,926	\$997	\$27,003	\$138,560	0.195	1,920	\$14.06	4R421	TWO FAMILY FLAT
21047170	865 ALGONQUIN	04/14/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$34,773	\$1,953	\$22,047	\$151,944	0.145	1,415	\$15.58	4R421	SINGLE FAMILY
21046828	824 ALGONQUIN	02/03/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$36,791	\$1,953	\$28,047	\$161,287	0.174	1,279	\$21.93	4R421	SINGLE FAMILY
21047227	475 ALGONQUIN	03/29/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$23,472	\$1,700	\$33,300	\$100,796	0.330	1,326	\$25.11	4R421	SINGLE FAMILY
21046474-5	775 CONNER	03/07/24	\$41,000	PTA	03-ARM'S LENGTH	\$41,000	\$31,515	\$2,418	\$38,582	\$134,708	0.286	1,418	\$27.21	4R421	SINGLE FAMILY
21047173	839 ALGONQUIN	11/17/23	\$53,000	LC	03-ARM'S LENGTH	\$53,000	\$35,531	\$1,953	\$51,047	\$155,454	0.328	1,369	\$37.29	4R421	SINGLE FAMILY
21045841-0	919 TENNESSEE	05/25/23	\$54,000	QC	03-ARM'S LENGTH	\$54,000	\$36,397	\$1,385	\$52,615	\$162,093	0.325	1,320	\$39.86	4R421	SINGLE FAMILY
4R421		Totals:	\$291,000			\$291,000	\$262,229		\$276,583	\$1,147,278			\$24.24		
		Avg SP:	\$36,375								E.C.F. =>			0.241	

21052710	150 EASTLAWN	07/31/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$119,491	\$5,188	\$174,812	\$227,243	0.769	1,998	\$87.49	4R422 SINGLE FAMILY
21062653	466 ALTER	10/12/23	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$86,107	\$5,065	\$130,935	\$161,117	0.813	1,484	\$88.23	4R422 MULTI DWELLING
21061967	732 ASHLAND	10/24/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$112,665	\$3,582	\$196,318	\$216,865	0.905	2,220	\$88.43	4R422 TWO FAMILY FLAT
21061774-5	495 MANISTIQUE	01/12/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$72,321	\$5,220	\$124,780	\$133,402	0.935	1,404	\$88.87	4R422 SINGLE FAMILY
21059884	255 MARLBOROUGH	12/19/23	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$92,193	\$4,024	\$144,976	\$175,286	0.827	1,630	\$88.94	4R422 SINGLE FAMILY
21050337	320 DREXEL	05/20/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$98,274	\$6,089	\$149,911	\$183,270	0.818	1,632	\$91.86	4R422 SINGLE FAMILY
21053542	275 EASTLAWN	01/11/24	\$125,100	WD	03-ARM'S LENGTH	\$125,100	\$76,412	\$3,243	\$121,857	\$145,465	0.838	1,317	\$92.53	4R422 SINGLE FAMILY
21062664	560 ALTER	07/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$87,338	\$5,065	\$134,935	\$163,565	0.825	1,436	\$93.97	4R422 SINGLE FAMILY
21060933	480 MANISTIQUE	06/20/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$64,067	\$3,139	\$106,861	\$121,129	0.882	1,098	\$97.32	4R422 SINGLE FAMILY
27190019	411 EASTLAWN	06/12/23	\$159,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$159,000	\$87,446	\$3,947	\$155,053	\$158,155	0.980	1,584	\$97.89	4R422 SINGLE FAMILY
21059847	431 MARLBOROUGH	01/23/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,129	\$4,024	\$120,976	\$95,636	1.265	1,228	\$98.51	4R422 SINGLE FAMILY
21053535	317 EASTLAWN	04/28/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$73,546	\$2,873	\$144,127	\$140,503	1.026	1,452	\$99.26	4R422 SINGLE FAMILY
21051120	377 DREXEL	07/06/22	\$167,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$167,000	\$107,366	\$12,558	\$154,442	\$172,708	0.894	1,529	\$101.01	4R422 SINGLE FAMILY
21059901	204 PHILIP	05/19/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$74,203	\$2,793	\$151,207	\$141,968	1.065	1,435	\$105.37	4R422 SINGLE FAMILY
21052098	321 PIPER	02/10/23	\$199,500	WD	03-ARM'S LENGTH	\$199,500	\$105,326	\$5,484	\$194,016	\$198,493	0.977	1,761	\$110.17	4R422 SINGLE FAMILY
21061985	904 ASHLAND	11/20/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$83,387	\$3,295	\$196,705	\$159,229	1.235	1,740	\$113.05	4R422 SINGLE FAMILY
21060857	205 PHILIP	08/18/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$68,880	\$4,219	\$152,781	\$128,551	1.188	1,323	\$115.48	4R422 SINGLE FAMILY
21056277	351 CHALMERS	01/26/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,699	\$4,620	\$150,380	\$129,382	1.162	1,292	\$116.39	4R422 SINGLE FAMILY
21056250	491 CHALMERS	11/21/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$78,215	\$4,348	\$164,652	\$146,853	1.121	1,400	\$117.61	4R422 SINGLE FAMILY
21054361	239 NEWPORT	09/01/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$90,805	\$4,644	\$182,356	\$171,294	1.065	1,531	\$119.11	4R422 SINGLE FAMILY
21059805	703 MARLBOROUGH	02/23/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$134,153	\$4,927	\$250,073	\$256,911	0.973	2,083	\$120.05	4R422 SINGLE FAMILY
27212242	289 PIPER	09/23/22	\$190,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$100,815	\$633	\$189,367	\$199,169	0.951	1,577	\$120.08	4R422 SINGLE FAMILY
21062625.002L	272 ALTER	06/30/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$69,684	\$3,087	\$131,913	\$132,400	0.996	1,088	\$121.24	4R422 1/2 DUPLEX
21055065	229 LAKEWOOD	06/10/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$128,043	\$4,166	\$290,834	\$246,276	1.181	2,148	\$135.40	4R422 SINGLE FAMILY
21059137	680 MARLBOROUGH	09/25/23	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$108,260	\$4,396	\$260,504	\$206,489	1.262	1,923	\$135.47	4R422 SINGLE FAMILY
21000261	14642 SCRIPPS	01/11/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,342	\$5,138	\$179,862	\$143,547	1.253	1,327	\$135.54	4R422 SINGLE FAMILY
21054494	888 LAKEWOOD	08/10/23	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$151,380	\$4,114	\$321,886	\$292,775	1.099	2,171	\$148.27	4R422 SINGLE FAMILY
21000262	14620 SCRIPPS	05/03/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,915	\$6,764	\$218,236	\$175,251	1.245	1,450	\$150.51	4R422 SINGLE FAMILY
4R422		Totals:	\$10,982,829			\$10,982,829	\$7,672,039		\$10,621,695	\$14,515,941			\$74.86	
		Avg SP:	\$133,937							E.C.F. =>	0.732			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21051111-2	471 SOUTHPARK	06/14/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$282,857	\$9,105	\$300,895	\$268,912	1.119	2,118	\$142.07	4R423	SINGLE FAMILY
21051091-2	551 SOUTHPARK	04/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$274,869	\$9,105	\$290,895	\$261,065	1.114	1,987	\$146.40	4R423	SINGLE FAMILY
21051962-4	570 N PIPER	10/20/23	\$275,500	WD	03-ARM'S LENGTH	\$275,500	\$262,836	\$9,105	\$266,395	\$249,245	1.069	1,560	\$170.77	4R423	SINGLE FAMILY
27230000	481 NEW TOWN	05/05/22	\$300,000	OTH	03-ARM'S LENGTH	\$300,000	\$251,491	\$605	\$299,395	\$246,450	1.215	1,593	\$187.94	4R423	SINGLE FAMILY
4R423		Totals:	\$1,185,500			\$1,185,500	\$1,072,053		\$1,157,580	\$1,025,671			\$161.79		
		Avg SP:	\$296,375							E.C.F. =>	1.129				